

APPLICATION NO: 2009-149

JURISDICTION: Chattanooga Dist. #7
Hamilton County Dist. #6

APPLICANT: Mike Doss

DATE OF PLANNING COMMISSION MEETING: November 9, 2009

LOCATION: 2406 East 19th Street

PRESENT ZONING: M-2 Light Industrial Zone & R-2 Residential Zone

REQUEST FOR: R-1 Residential Zone

PROPOSED DEVELOPMENT: Single-Family Residence

SIZE OF TRACT: .16 Acres \pm

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Vacant

SURROUNDING DEVELOPMENT: Residential & Manufacturing

EXTENSION OF EXISTING ZONE: Yes

NAME OF COMMUNITY LAND USE PLAN: Oak Grove

CONSISTENT WITH COMMUNITY LAND USE PLAN: Yes

CONSISTENT WITH COMPREHENSIVE PLAN 2030: Yes

ADEQUATE SITE PLAN SUBMITTED: No

STAFF RECOMMENDATION: Approve **Planning Commission Recommendation:**
Approve

REASONS FOR RECOMMENDATION:

The proposal is in keeping with the existing neighborhood residential uses and may be a positive part of area revitalization.

Note: The site may offer complexities with its corner location and smaller lot size. Off-street parking should be located to the side or rear of the primary structure and incorporate a driveway design that makes use of the existing alley if possible. Or the applicant may consider utilizing ingress from the street in a manner that follows the traditional patterns of the residential driveways already established in the neighborhood.

